

Planning Commission Meeting

Town of South Bethany

Minutes: September 14, 2026 9:00 AM

In attendance: **Randy Bartholomew, Jeff Bowers, Jocelyn Cenna (chair), Steve Gallagher (Council Liaison), Maureen Hartman (Town Manager), Matt Amerling (Town Clerk).**

Excused: Steve Soulas.

Jocelyn Called the Meeting to order, 9:00am.

Minutes were Approved from prior June 15, 2026, meeting.

Savannah Edwards of the Rossi Group Presented the Data gathered from the Questionnaires and the Open Houses. The document was titled South Bethany Municipal Comprehensive Plan dated September 14, 2026.

Randy Bartholomew recommended inclusion of the Town Councils Actions to address the Code concerning Impervious Surfaces.

Action Items Related to the Data Presented:

- Code Change
- Inland Bays: Fall Study Monitor
- Abbreviations
- Resiliency Definition
- Quantify Resident Location
- Add Percentages to the number of Votes in question
- Add the total number of people in the Sample size for each question(slide 24)
- Parking Passes Issued: last 5 yearly totals and Average One Day totals
- Building Permits Issued: last 5 yearly totals
- Rental Licenses Issued: last 5 yearly totals

Tabled Planning Commission Bylaw changes

John Janowski (resident) discussed traffic studies from 2015. The Comprehensive Plan should include a reference to the Cat Hill traffic studies in 2015 and 2106.

Rossi Group email Revised Draft February 14, 2026 to Planning Chair for distribution to Commission.

Meeting Adjourned 10:40am

Next Planning Commission Meeting: October 19, 2026, 9am, Monday, Town Hall
November 19, 2026, 9am, Thursday, Virtual Presentation, from Town Hall.

Additional Planning Commission Meetings with Rossi:

January 26, 2027, 9am, Tuesday, Town Hall, Draft Review Comprehensive Plan

February 23, 2027, 9am, Tuesday, Town Hall, Final Review & Recommendation Draft to Council